MOLYNEUX
ESTATE AGENTS



3 The Terrace, Fengate Drove

, Weeting, IP27 0XP

£210,000

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Description

Situated on The Terrace, Fengate Drove, Weeting, this semi-detached house presents an excellent opportunity for both first-time buyers and families alike. This property is offered with no onward chain, ensuring a smooth transition for its new owners.

Spanning an impressive 775 square feet, the home features a welcoming entrance hall that leads into a spacious lounge/ dining area, perfect for entertaining guests or enjoying family time. The well-appointed kitchen, complete with a door leading to the generous rear garden, provides a lovely space for culinary adventures and outdoor relaxation.

Upstairs, the landing opens to three well-proportioned bedrooms, offering ample space for rest and privacy. The family bathroom is conveniently located to serve all bedrooms, making it ideal for family living.

The property is well presented throughout, ensuring that you can move in with ease. Additionally, the house boasts a garage and a driveway, providing off street parking, a rare find in many homes today. The generous rear garden offers an outdoor space for children to play or for hosting summer gatherings.

An internal viewing comes highly recommended and is now available, please contact Molyneux Estate Agents to arrange.

Measurements

Entrance Hall

Lounge/ Diner - 21' 8" x 11' 5" max

Kitchen - 10' 7" plus door recess x 8'

Stairs to first floor landing

Bedroom 1 - 11' 7" x 9' 10" plus door recess

Bedroom 2 - 9' 10" plus door recess x 9' 8"

Bedroom 3 - 7' 9" x 6' 7"

Bathroom - 7' 9" max x 5' 5" max

Agents Note

Council Tax Band - B, Breckland

This property is on a septic tank drainage system.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

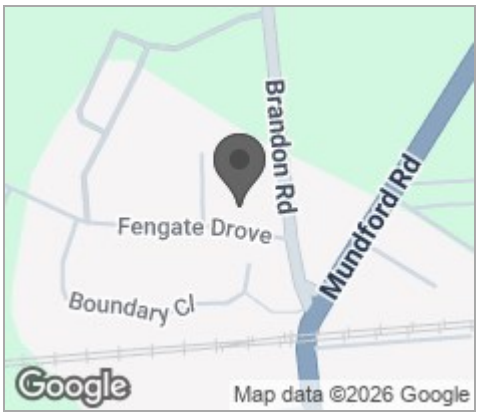
These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



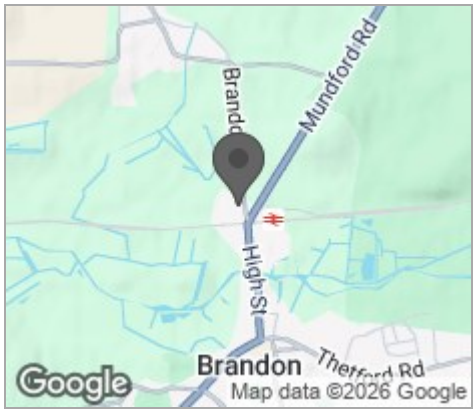








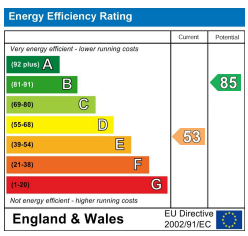


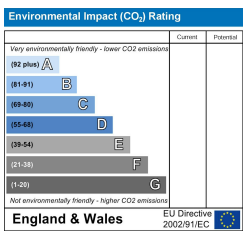




Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.